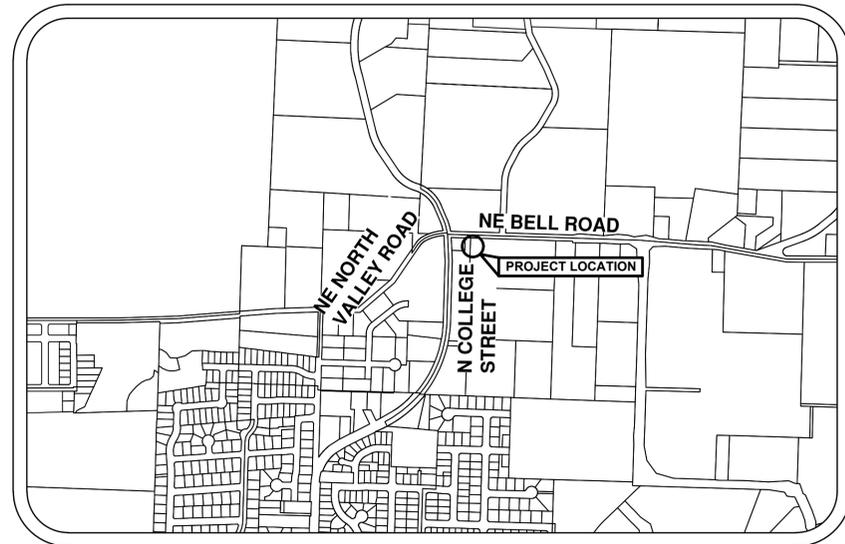


BELL WEST PUMP STATION

PRELIMINARY LAND USE PLANS

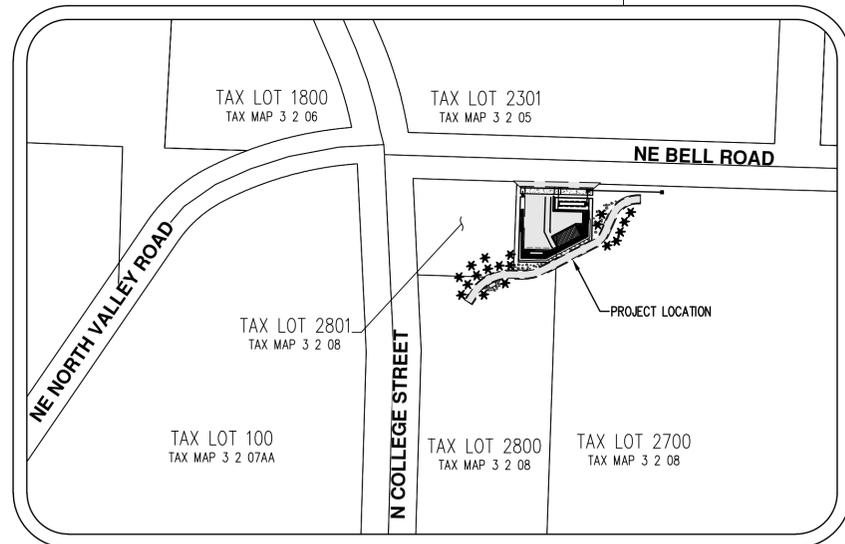
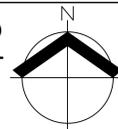
SHEET INDEX

C000	COVER SHEET AND SITE AND VICINITY MAP
C001	CONSTRUCTION NOTES AND LEGEND
C002	EXISTING CONDITIONS
C010	SITE PLAN
C050	EROSION AND SEDIMENT CONTROL PLAN
C070	GRADING PLAN
C100	PATH PLAN AND PROFILE
C200	COMPOSITE UTILITY PLAN
C800	DETAILS
C801	DETAILS
L000	LANDSCAPE PLAN



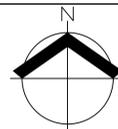
VICINITY MAP

1"=750'



SITE MAP

1"=100'



OWNER:

CITY OF NEWBERG
CONTACT: PAUL CHIU, PE
414 E 1ST STREET
NEWBERG, OR 97132
PH: 503.554.1751

**CIVIL ENGINEERING/
SURVEYING FIRM:**

PIPELINES & SITE DESIGN:
AKS ENGINEERING & FORESTRY, LLC
CONTACT: JOHN CHRISTIANSEN, PE
12965 SW HERMAN ROAD, SUITE 100
TUALATIN, OREGON 97062
PH: 503.563.6151

**GEOTECHNICAL
ENGINEERING FIRM:**

SHANNON & WILSON
3990 SW COLLINS WAY #100
LAKE OSWEGO, OR 97035
PH: 503.210.4750

PUMP STATION DESIGN:

KENNEDY JENKS CONSULTANTS, INC.
CONTACT: SHAWN SPARGO, PE
421 SW 6TH AVENUE, SUITE 1000
PORTLAND, OR 97204
PH: 503.423.4041

PROJECT LOCATION:

LOCATED EAST AND SOUTH OF THE INTERSECTION OF NE NORTH VALLEY ROAD-NE BELL STREET AND N COLLEGE STREET IN NEWBERG, OREGON.

PROPERTY DESCRIPTION:

LOCATED IN SECTIONS 7 AND 8, TOWNSHIP 3 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF NEWBERG, YAMHILL COUNTY, OREGON.

VERTICAL DATUM:

VERTICAL DATUM: ELEVATIONS ARE BASED ON TRIMBLE VRS NOW NETWORK OBSERVATIONS (NAVD88) AND CHECKED AGAINST YAMHILL COUNTY STATION NO. 22. LOCATED AT THE NORTHERLY RIGHT-OF-WAY LANE OF DOUGLAS AVENUE AND ON THE CENTERLINE OF SPRINGBROOK WAY. ELEVATION = 337.24 FEET (NAVD 88).

HORIZONTAL DATUM:

HORIZONTAL DATUM: A LOCAL DATUM PLANE DERIVED FROM STATE PLANE OREGON NORTH 3601 NAD83(2011)EPOCH: 2010.0000 BY MULTIPLYING BY A PROJECT MEAN GROUND COMBINED SCALE FACTOR OF 1.0001140578 AT A CENTRAL PROJECT POINT WITH INTERNATIONAL STATE PLANE GRID COORDINATES N615930.512 E7567435.489 AND A MERIDIAN CONVERGENCE ANGLE OF -1'45"02". STATE PLANE COORDINATES WERE DERIVED FROM GPS OBSERVATIONS USING THE TRIMBLE VRS NOW NETWORK. DISTANCES SHOWN ARE INTERNATIONAL FOOT GROUND VALUES.

STREET AND UTILITY CONTACTS

**STORMWATER/
SANITARY SEWER:**

CITY OF NEWBERG
414 E 1ST STREET
NEWBERG, OR 97132
PH: 503.537.1223

WATER:

HILAND WATER CORPORATION-J J
WATER COMPANY
OLIVER SPRINGS
700 NORTH COLLEGE STREET
NEWBERG, OR 97132
PH: 503.554.8333

CITY OF NEWBERG
414 E 1ST STREET
NEWBERG, OR 97132
PH: 503.537.1205

GAS:

NW NATURAL
220 NW 2ND AVENUE
PORTLAND, OREGON 97209
PH: 503.226.4211

STREETS:

CITY OF NEWBERG
500 W THIRD STREET
NEWBERG, OR 97132
PH: 503.537.1234

OREGON DEPARTMENT OF TRANSPORTATION
9200 SE LAWNFIELD ROAD
CLACKAMAS, OREGON 97015
PH: 971.673.6200

YAMHILL COUNTY
535 NE 5TH STREET
MCMINNVILLE, OR 97128
PH: 503.472.9371

POWER:

PORTLAND GENERAL ELECTRIC
3700 SE 17TH AVENUE
PORTLAND, OREGON 97202
PH: 503.736.5450

COMMUNICATIONS:

SPRINT/NEXTEL
1004 N SPRINGBROOK ROAD
NEWBERG, OR
PH: 503.487.0445

COMCAST CABLE
10831 SW CASCADE AVENUE
TIGARD, OREGON 97223
PH: 503.596.3754

ZIPLY FIBER
276 LACLAIR STREET
COOS BAY, OR 97420
PH: 1.855.381.0562

AKS ENGINEERING & FORESTRY, LLC
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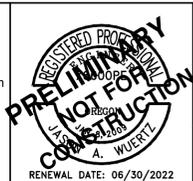


Know what's below.
Call before you dig.

ATTENTION EXCAVATORS:

OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 503.232.1987. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BUT NOT MORE THAN TEN BUSINESS DAYS, BEFORE COMMENCING ANY EXCAVATION.

CALL BEFORE YOU DIG - PORTLAND METRO AREA 503.232.1987 OR 811



DESIGNED

JAW

DRAWN

GMB/LAH

CHECKED

JAW

CITY OF NEWBERG
NEWBERG, OREGON
BELL WEST PUMP STATION
AND PIPELINE



SCALE
NO SCALE

JOB NO
2076014.00

DATE
03/11/2022

SHEET OF
C000

**COVER SHEET AND SITE
AND VICINITY MAP**

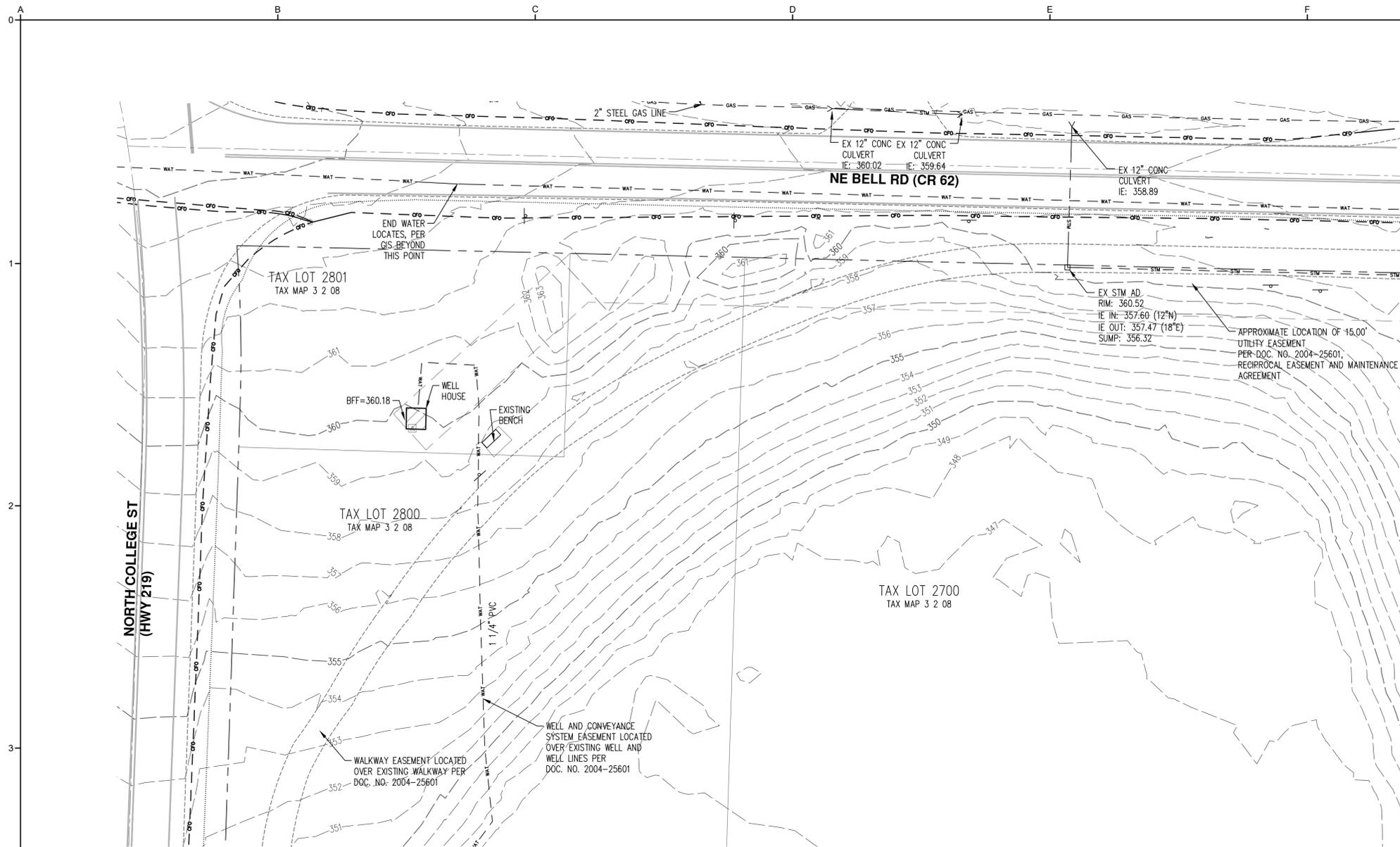
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NO	REVISION	DATE	BY

SCALES
0 1" = 1"
0 25mm = 1"
IF THIS BAR IS NOT DIMENSION SHOWN, ADJUST SCALES ACCORDINGLY.



LEGEND

EXISTING		EXISTING	
DECIDUOUS TREE		STORM DRAIN CLEAN OUT	
CONIFEROUS TREE		STORM DRAIN CATCH BASIN	
FIRE HYDRANT		STORM DRAIN AREA DRAIN	
WATER BLOWOFF		STORM DRAIN MANHOLE	
WATER METER		GAS METER	
WATER VALVE		GAS VALVE	
DOUBLE CHECK VALVE		GUY WIRE ANCHOR	
AIR RELEASE VALVE		UTILITY POLE	
SANITARY SEWER CLEAN OUT		POWER VAULT	
SANITARY SEWER MANHOLE		POWER JUNCTION BOX	
SIGN		POWER PEDESTAL	
STREET LIGHT		COMMUNICATIONS VAULT	
MAILBOX		COMMUNICATIONS JUNCTION BOX	
		COMMUNICATIONS RISER	

EXISTING

RIGHT-OF-WAY LINE	
BOUNDARY LINE	
PROPERTY LINE	
CENTERLINE	
DITCH	
CURB	
EDGE OF PAVEMENT	
EASEMENT	
FENCE LINE	
GRAVEL EDGE	
POWER LINE	
OVERHEAD WIRE	
COMMUNICATIONS LINE	
FIBER OPTIC LINE	
GAS LINE	
STORM DRAIN LINE	
SANITARY SEWER LINE	
WATER LINE	

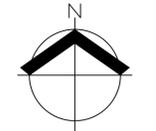
NOTES:

- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBERS 21141100 & 21141113. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- FIELD WORK WAS CONDUCTED MAY 20TH - JUNE 16TH 2021.
- VERTICAL DATUM: ELEVATIONS ARE BASED ON TRIMBLE VRS NOW NETWORK OBSERVATIONS (NAVD88) AND CHECKED AGAINST YAMHILL COUNTY STATION NO. 22. LOCATED AT THE NORTHERLY RIGHT-OF-WAY LANE OF DOUGLAS AVENUE AND ON THE CENTERLINE OF SPRINGBROOK WAY. ELEVATION = 337.24 FEET (NAVD 88).
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- THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
- BUILDING FOOTPRINTS ARE DRAWN FROM AERIAL UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
- CONTOUR INTERVAL IS 1 FOOT.
- SUBJECT TO A RIGHT TO REFUSAL ALLOWING VERITAS SCHOOL THE FIRST OPTION TO PURCHASE LAND FROM NORTH VALLEY FRIENDS CHURCH PER DOC. NO. 20045602, ALSO SUBJECT A RIGHT TO REFUSAL ALLOWING NORTH VALLEY FRIENDS CHURCH FIRST OPTION TO PURCHASE LAND FROM VERITAS SCHOOL PER DOC. NO. 200425603.
- ALSO SUBJECT TO A DEVELOPMENT AGREEMENT BETWEEN NORTH VALLEY FRIENDS CHURCH AND THE CITY OF NEWBERG ALLOWING SITE DEVELOPMENT ON LAND OWNED BY NORTH VALLEY FRIENDS CHURCH PER DOC. NO. 200314309.

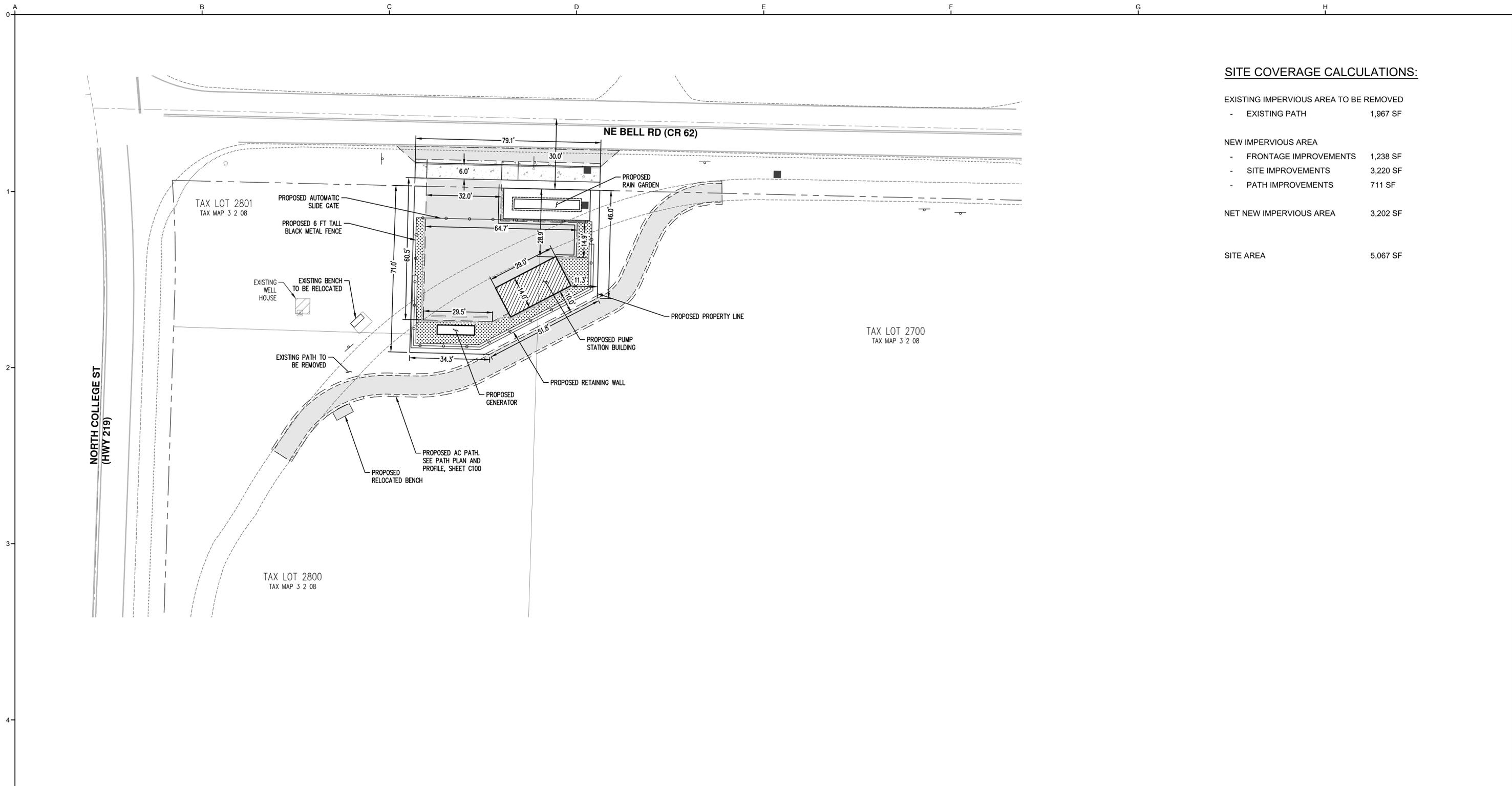
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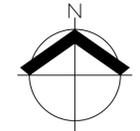
SITE COVERAGE CALCULATIONS:

EXISTING IMPERVIOUS AREA TO BE REMOVED	
- EXISTING PATH	1,967 SF
NEW IMPERVIOUS AREA	
- FRONTAGE IMPROVEMENTS	1,238 SF
- SITE IMPROVEMENTS	3,220 SF
- PATH IMPROVEMENTS	711 SF
NET NEW IMPERVIOUS AREA	3,202 SF
SITE AREA	5,067 SF

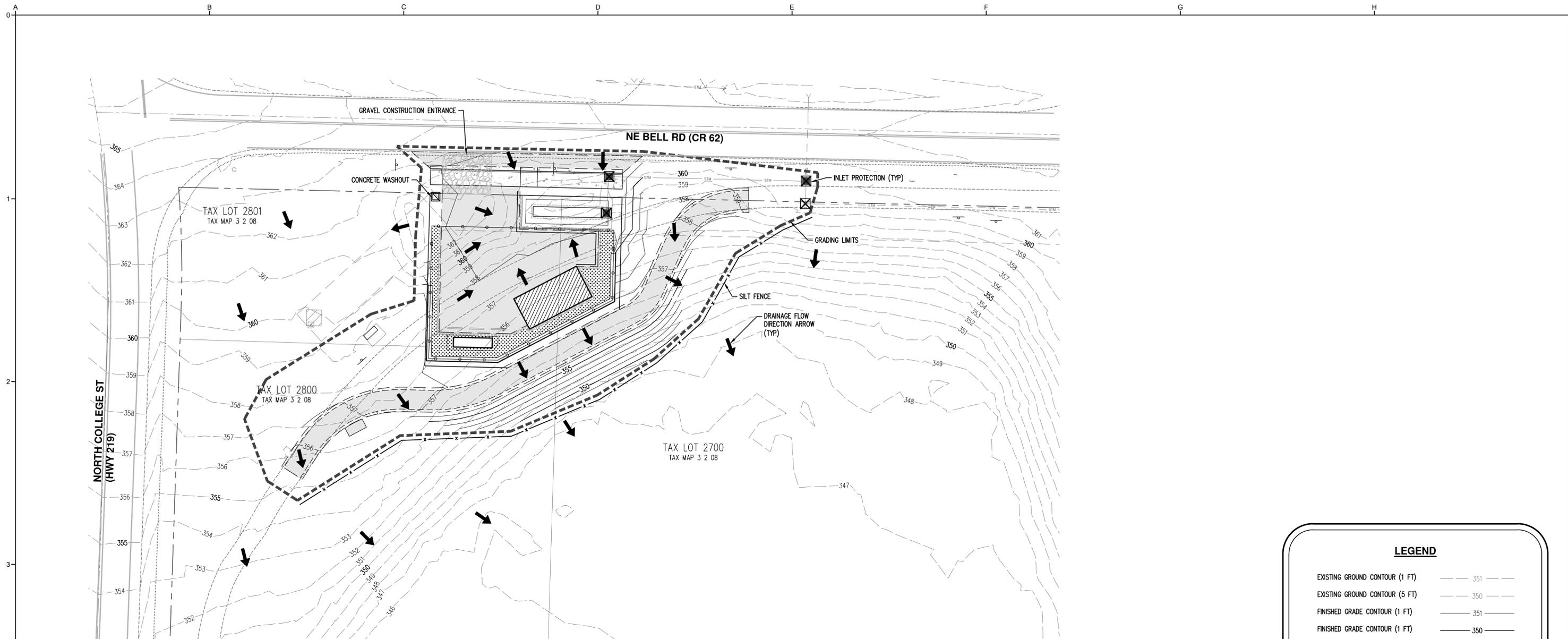
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	PRELIMINARY DESIGN PHASE NOT FOR CONSTRUCTION								
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						JAW			



LEGEND	
EXISTING GROUND CONTOUR (1 FT)	--- 351 ---
EXISTING GROUND CONTOUR (5 FT)	--- 350 ---
FINISHED GRADE CONTOUR (1 FT)	--- 351 ---
FINISHED GRADE CONTOUR (1 FT)	--- 350 ---
GRADING LIMITS	-----
SAWCUT LINE	-----
ORANGE SILT FENCE (TO BE INSTALLED PRIOR TO GRADING)	- x - x -
GRAVEL CONSTRUCTION ENTRANCE	
INLET PROTECTION	
CONCRETE WASHOUT AREA	
DRAINAGE FLOW DIRECTION ARROW	

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NO	REVISION	DATE	BY	

SCALES
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 0" = 25mm
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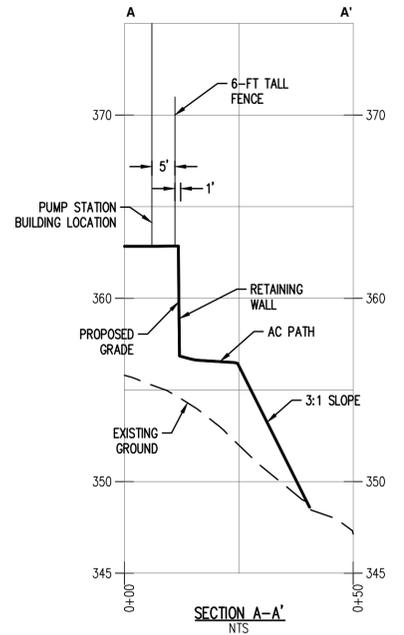
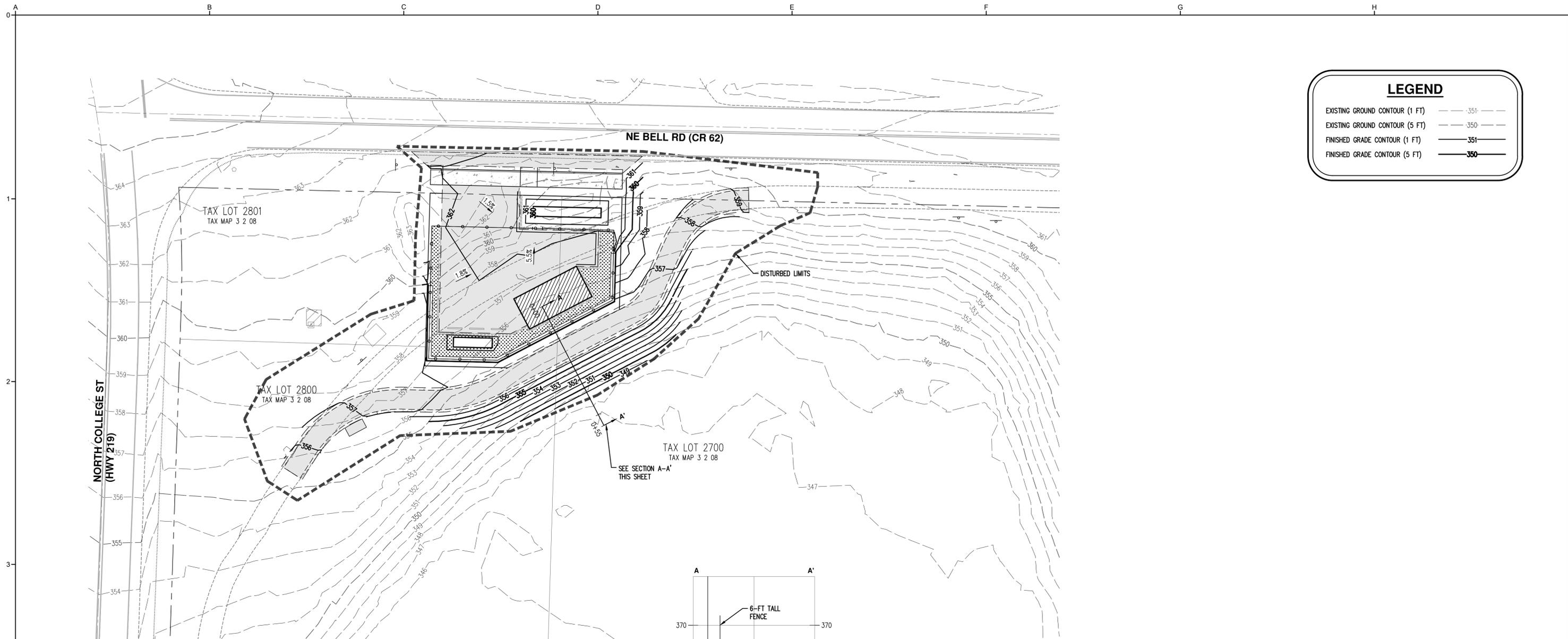


DESIGNED
JAW
 DRAWN
GMB/LAH
 CHECKED
JAW

CITY OF NEWBERG
 NEWBERG, OREGON
 BELL WEST PUMP STATION
 AND PIPELINE
 Kennedy Jenks

EROSION AND SEDIMENT CONTROL PLAN

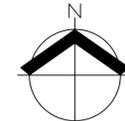
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 JOB NO
2076014.00
 DATE
03/11/2022
 SHEET OF
C050



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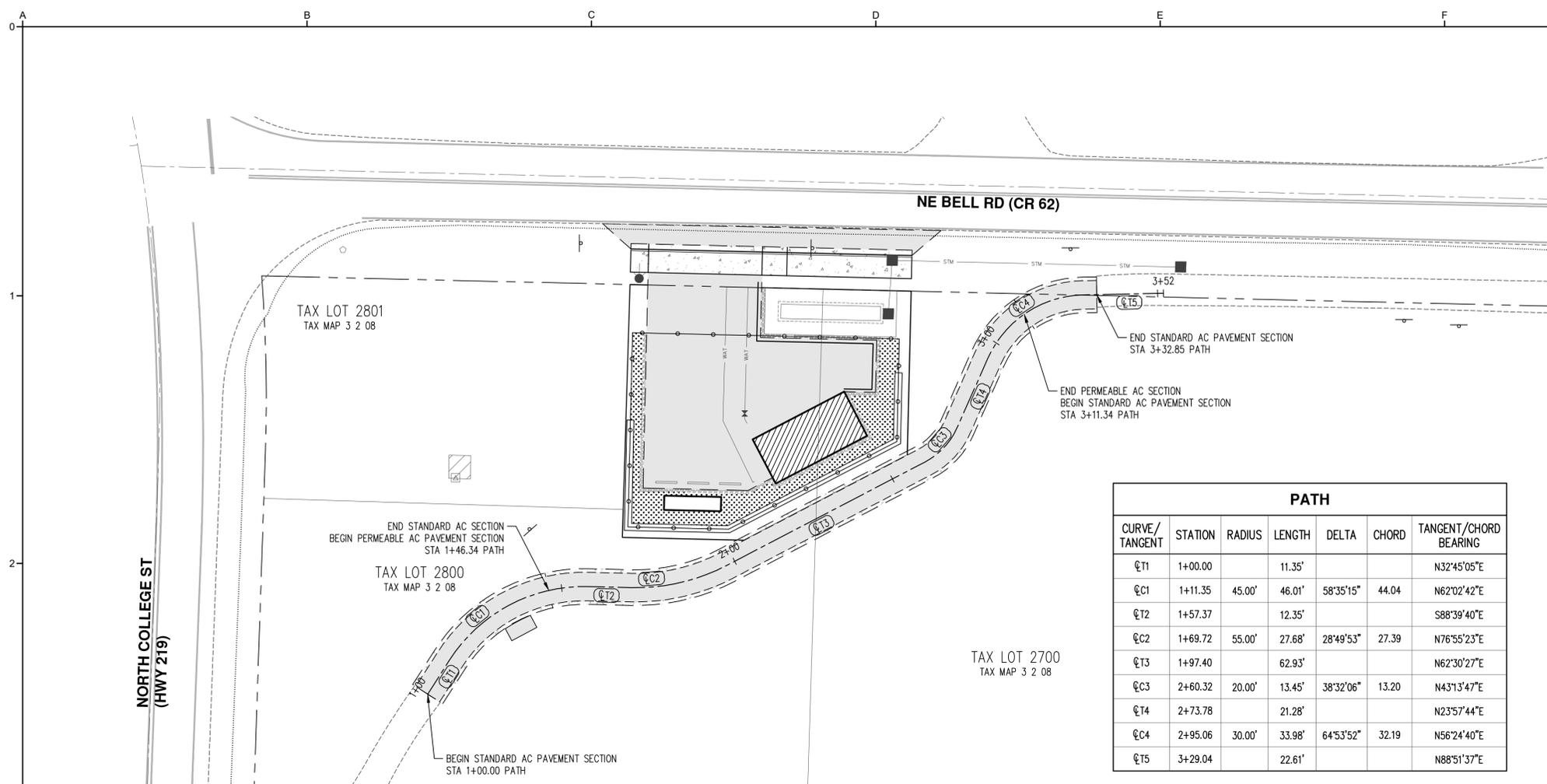


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GMB/LAH
 CHECKED
JAW

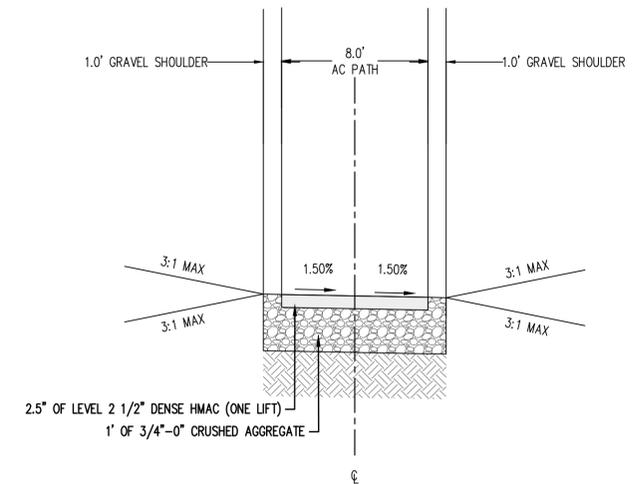
CITY OF NEWBERG
 NEWBERG, OREGON
BELL WEST PUMP STATION AND PIPELINE
 Kennedy Jenks

GRADING PLAN

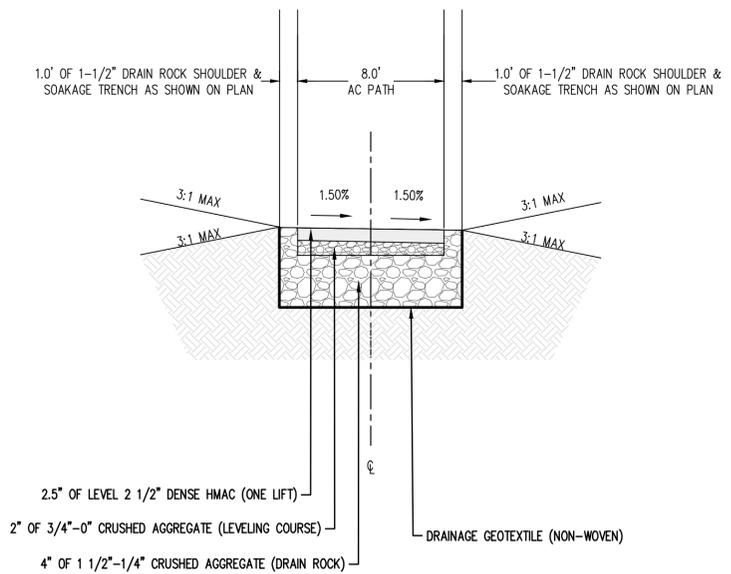
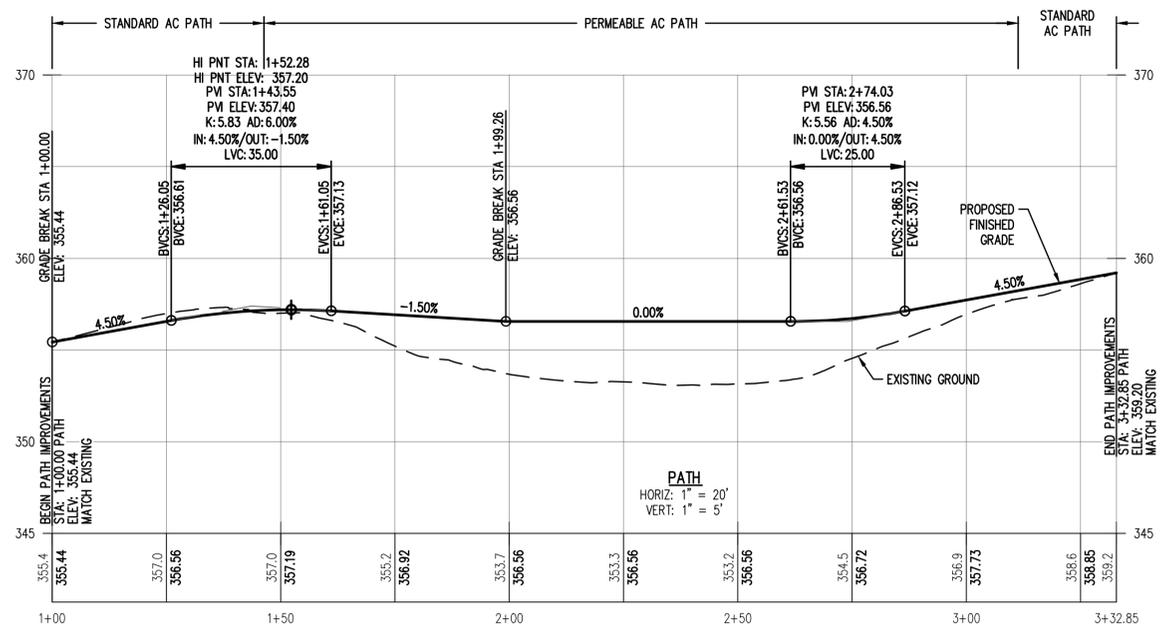
SCALE 1" = 20'
 JOB NO 2076014.00
 DATE 03/11/2022
 SHEET OF
C070



PATH						
CURVE/TANGENT	STATION	RADIUS	LENGTH	DELTA	CHORD	TANGENT/CHORD BEARING
Q11	1+00.00		11.35'			N32°45'05"E
Q12	1+11.35	45.00'	46.01'	58°35'15"	44.04	N62°02'42"E
Q13	1+57.37		12.35'			S88°39'40"E
Q14	1+69.72	55.00'	27.68'	28°49'53"	27.39	N76°55'23"E
Q15	1+97.40		62.93'			N62°30'27"E
Q16	2+60.32	20.00'	13.45'	38°32'06"	13.20	N43°13'47"E
Q17	2+73.78		21.28'			N23°57'44"E
Q18	2+95.06	30.00'	33.98'	64°53'52"	32.19	N56°24'40"E
Q19	3+29.04		22.61'			N88°51'37"E



STANDARD AC PATH
TYPICAL SECTION
STA 1+00.00 TO 1+46.34
STA 3+11.34 TO 3+32.85
NTS



"PERMEABLE" AC PATH
TYPICAL SECTION
STA 1+46.34 TO 3+11.34
NTS

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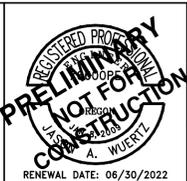
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DRAWN
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CHECKED
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CITY OF NEWBERG
NEWBERG, OREGON

BELL WEST PUMP STATION AND PIPELINE

KJ Kennedy Jenks

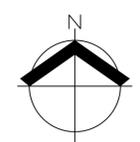
PATH PLAN AND PROFILE

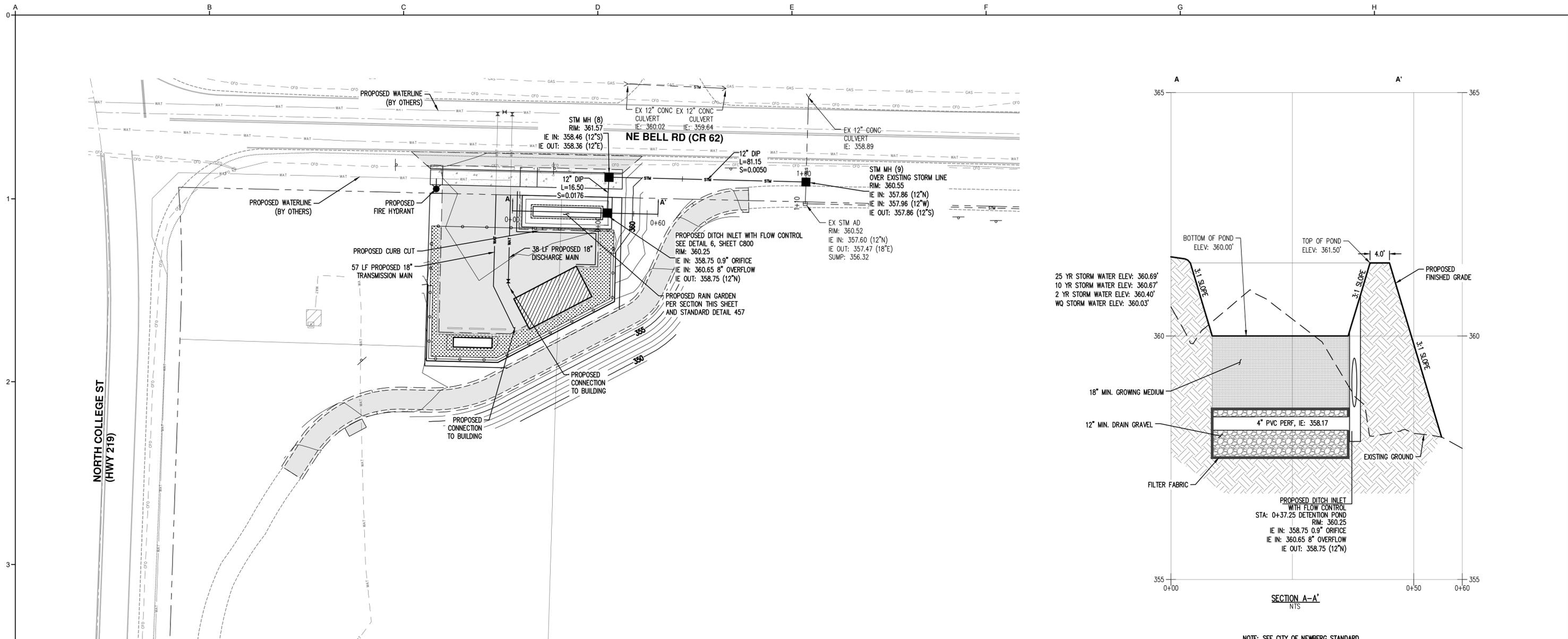
SCALE
1" = 20'

JOB NO
2076014.00

DATE
03/11/2022

SHEET OF
C100

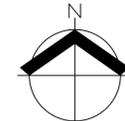




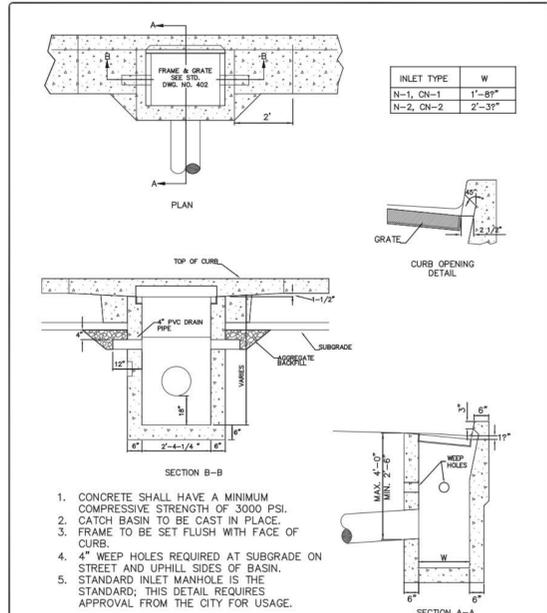
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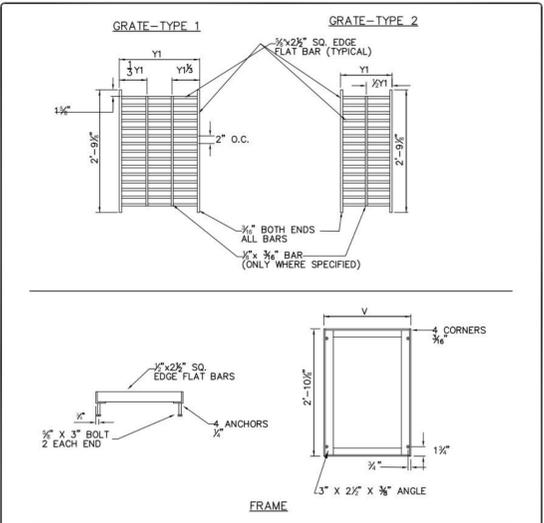
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						CHECKED JAW			DATE 03/11/2022	
									SHEET OF C200	

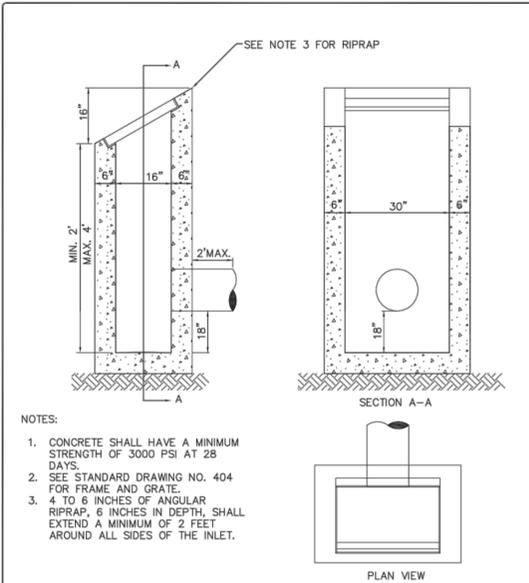


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DATE: MARCH 2014	APPROVED BY: J. HARRIS
STANDARD DRAWING: 401	

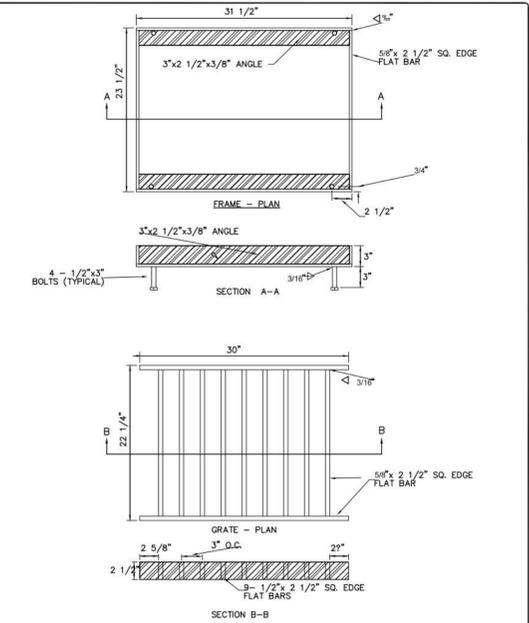


INLET TYPE	V	Y1	NO. OF BARS	TYPE	REMARKS
N-1, CN-1	2'-3 1/4"	2'-2 1/4"	17	1	
N-2, N-2	2'-9 1/4"	1'-4"	17	2	2 GRATES

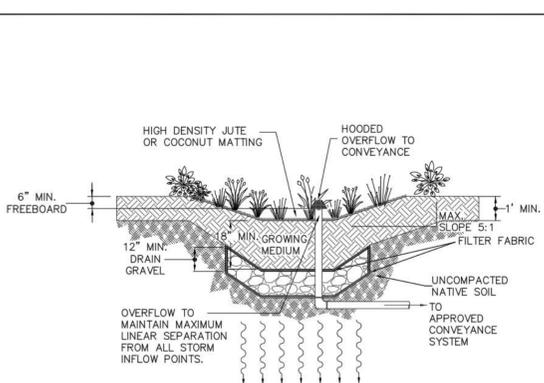
REVISIONS:	SCALE: N.T.S.
DATE: MARCH 2014	APPROVED BY: J. HARRIS
STANDARD DRAWING: 402	



REVISIONS:	SCALE: N.T.S.
DATE: MARCH 2014	APPROVED BY: J. HARRIS
STANDARD DRAWING: 403	

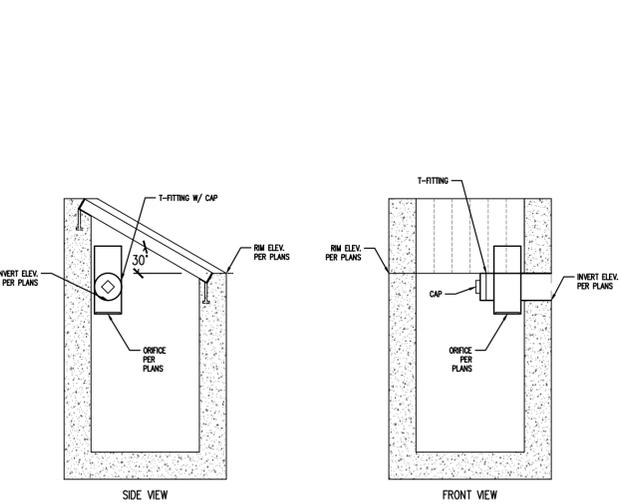


REVISIONS:	SCALE: N.T.S.
DATE: May 2007	APPROVED BY: D. Danicic
STANDARD DRAWING: 404	



- NOTES:
1. PROVIDE OVERFLOW CONVEYANCE SYSTEM, OVERFLOW CONVEYANCE HEIGHT TO ALLOW 6" MAXIMUM PONDING, PIPING TO A MINIMUM OF THE PLUMBING CODE OR CONVEY THE 25 YEAR STORM.
 2. FLOW DISSIPATORS SHOULD BE USED IF ENTRY SLOPE TO THE BASIN IS GREATER THAN 5:1.
 3. SEPARATION BETWEEN DRAIN GRAVEL AND GROWING MEDIUM SHALL BE PERMEABLE FILTER FABRIC.
 4. TREATMENT AREA SHALL HAVE HIGH DENSITY JUTE OR COCONUT MATTING OVER 18" MINIMUM OF GROWING MEDIUM OR BASE STABILIZATION METHOD AS APPROVED BY THE CITY.
 5. REFER TO APPENDIX A OF THE STANDARDS DESIGN MANUAL FOR PLANTING REQUIREMENTS.
 6. TOP OF BANK OF FACILITY MUST BE LOCATED 10' FROM ANY STRUCTURE AND 3' FROM ADJACENT PROPERTY LINES.

REVISIONS:	SCALE: N.T.S.
DATE: MARCH 2014	APPROVED BY: JAY H.
STANDARD DRAWING: 457	



DITCH INLET WITH FLOW CONTROL ORIFICE

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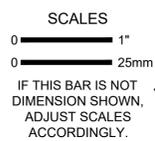
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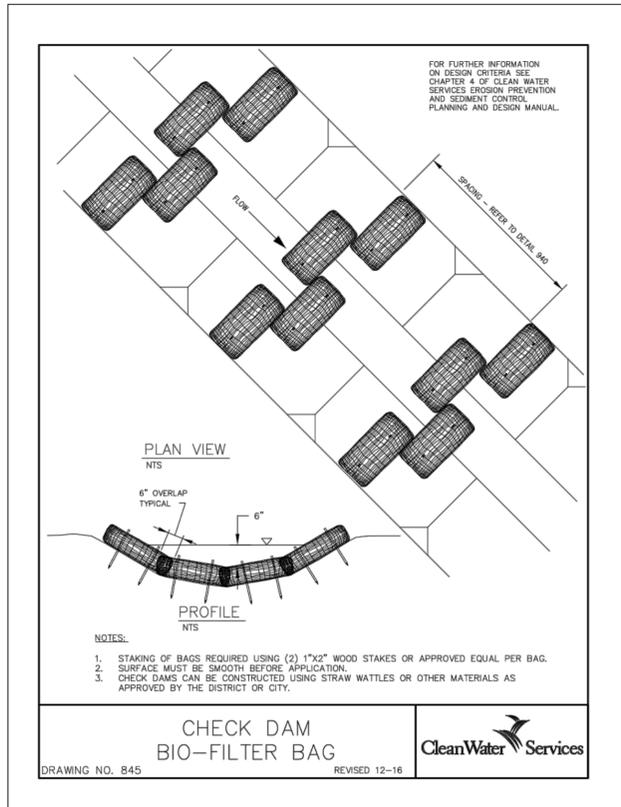
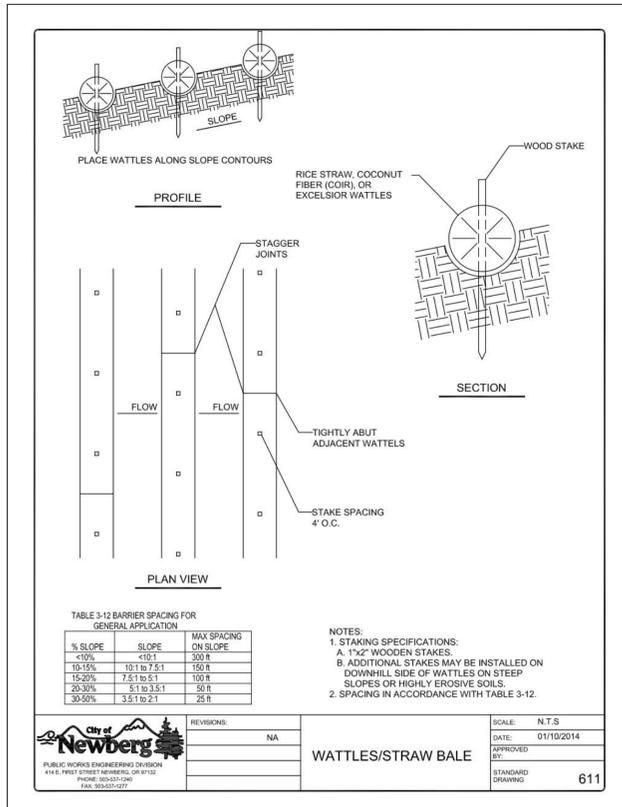
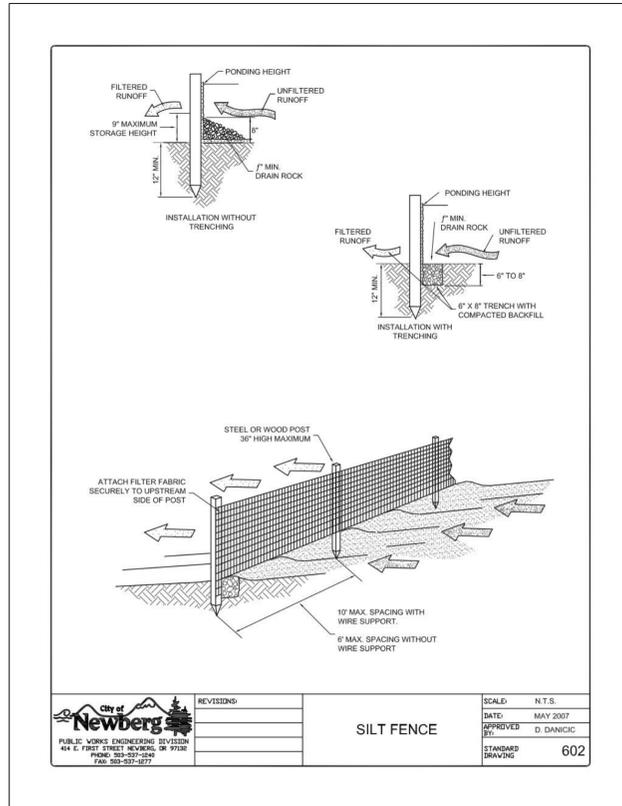
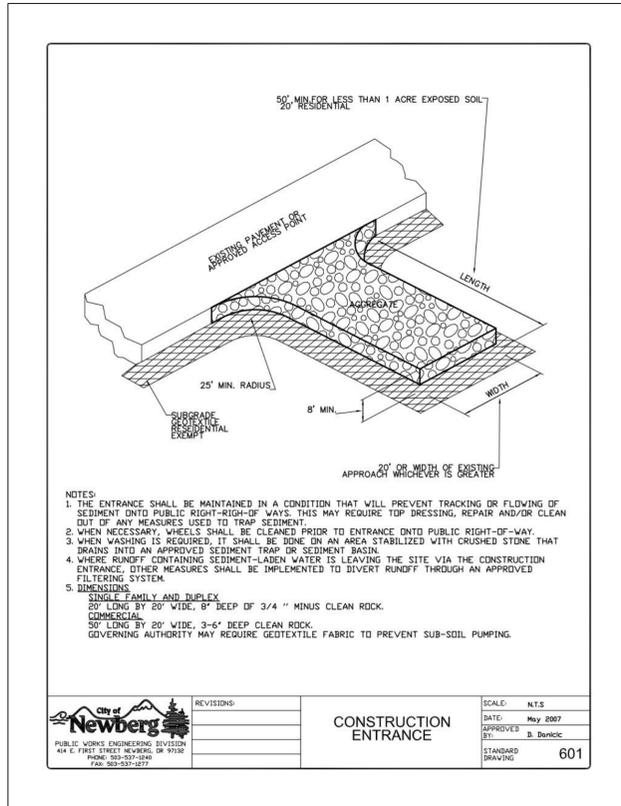
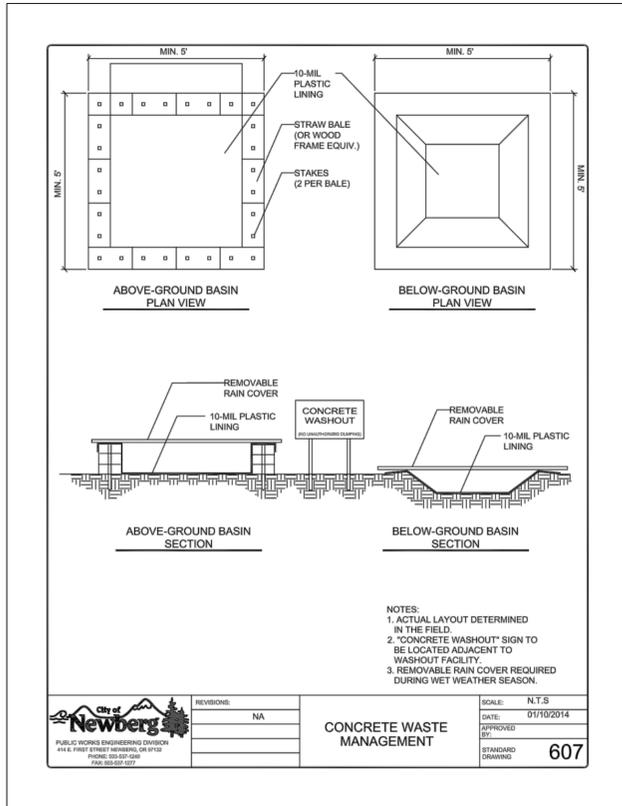
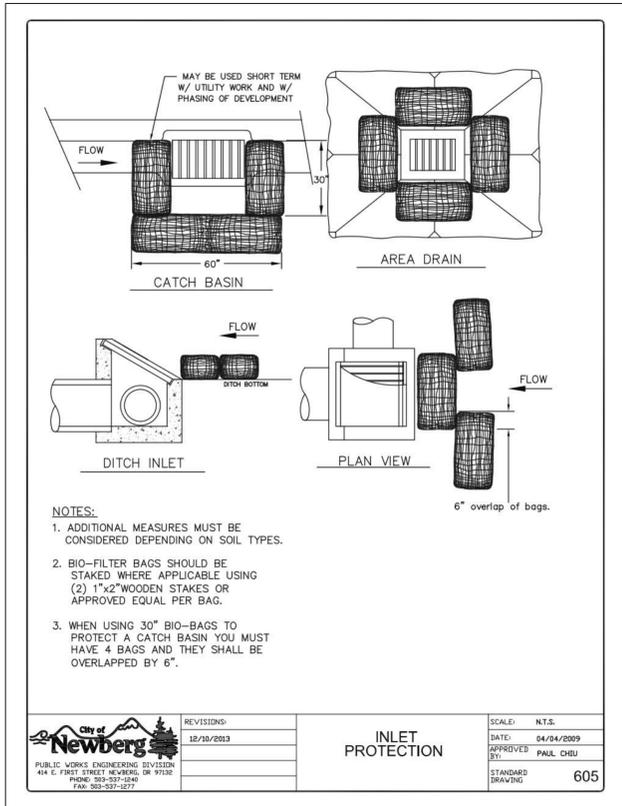
REGISTERED PROFESSIONAL ENGINEER
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 A. WUERTEL
 RENEWAL DATE: 06/30/2022

DESIGNED: JAW
 DRAWN: GMB/LAH
 CHECKED: JAW

CITY OF NEWBERG
 NEWBERG, OREGON
 BELL WEST PUMP STATION
 AND PIPELINE
 Kennedy Jenks

DETAILS

SCALE: NO SCALE
 JOB NO: 2076014.00
 DATE: 03/11/2022
 SHEET OF: C800



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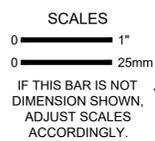
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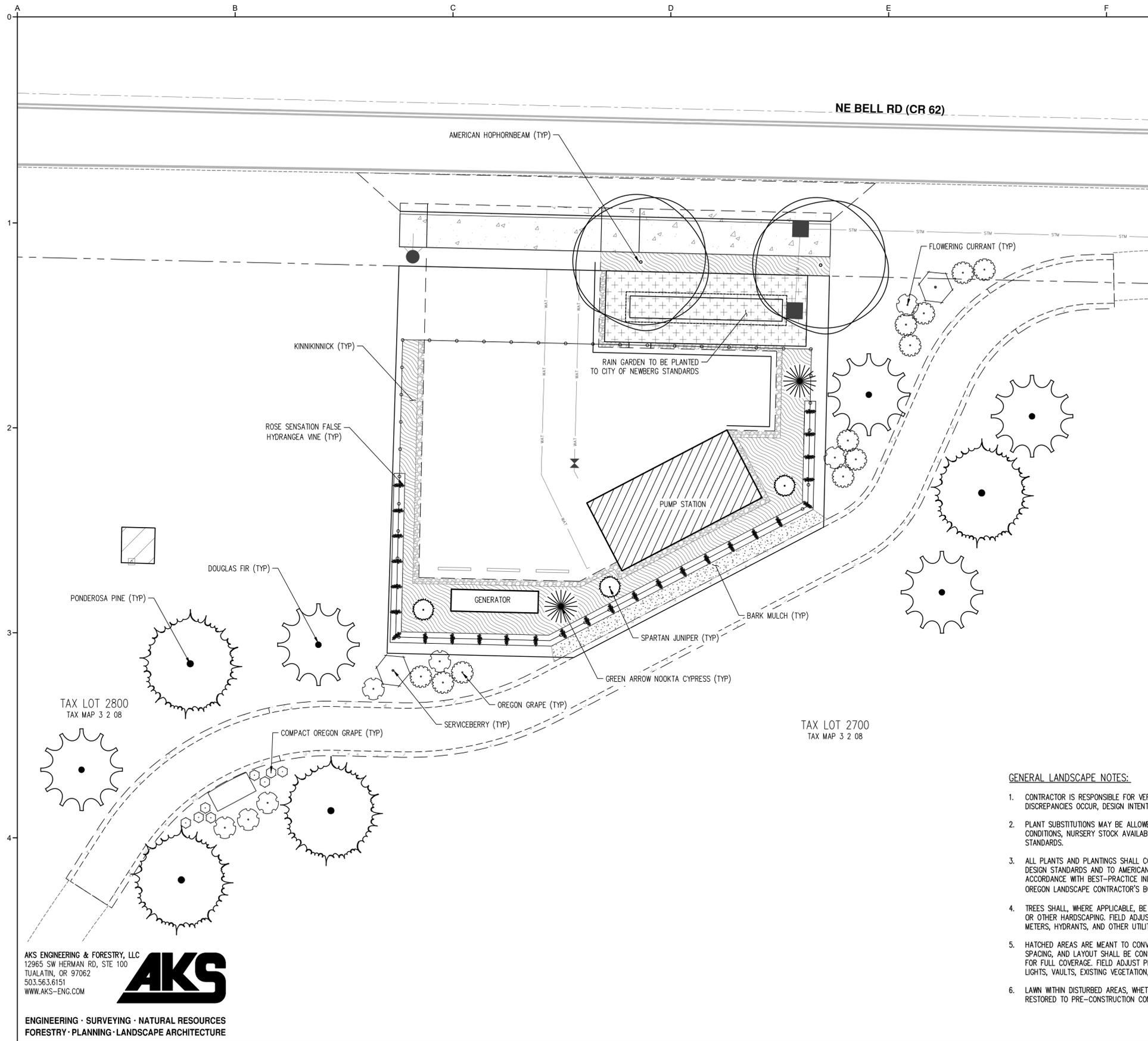
CITY OF NEWBERG
NEWBERG, OREGON

BELL WEST PUMP STATION AND PIPELINE

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DETAILS

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DATE: 03/11/2022
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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	2	CHAMAECYPARIS NOOTKATENSIS 'GREEN ARROW'	GREEN ARROW NOOKTA CYPRESS	4'-5' HT. B&B	AS SHOWN
	3	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	4'-5' HT. B&B	AS SHOWN
	2	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2" CAL. B&B/MIN	AS SHOWN
	4	PINUS PONDEROSA	PONDEROSA PINE	5'-6' HT/B&B	AS SHOWN
	5	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	5'-6' HT. B&B	AS SHOWN

SHRUBS/VINES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	2	AMELANCHIER ALNIFOLIA	SERVICEBERRY	2 GAL. CONT.	AS SHOWN
	11	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL. CONT.	48" o.c.
	8	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	1 GAL. CONT.	24" o.c.
	7	RIBES SANGUINEUM	RED FLOWERING CURRANT	2 GAL. CONT.	48" o.c.
	27	SCHIZOPHRAGMA HYDRANGEOIDES 'MINSSENS' TM	ROSE SENSATION FALSE HYDRANGEA VINE	1 GAL. CONT.	60" o.c.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	183	ARCTOSTAPHYLOS UVA-URSI	KINNIKINICK	1 GAL. CONT.	24" o.c.
	±152 SF		BARK MULCH		

GENERAL LANDSCAPE NOTES:

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT AND MATERIAL QUANTITIES. IF DISCREPANCIES OCCUR, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED.
- PLANT SUBSTITUTIONS MAY BE ALLOWED, WITH APPROVAL BASED ON UNFORESEEN SITE CONDITIONS, NURSERY STOCK AVAILABILITY, ETC. WHERE ALLOWED BY CITY OF NEWBERG DESIGN STANDARDS.
- ALL PLANTS AND PLANTINGS SHALL CONFORM TO APPLICABLE CITY OF NEWBERG LANDSCAPE DESIGN STANDARDS AND TO AMERICAN NURSERY STANDARDS ANSI Z60.1. PLANT IN ACCORDANCE WITH BEST-PRACTICE INDUSTRY STANDARDS, SUCH AS THOSE ADOPTED BY THE OREGON LANDSCAPE CONTRACTOR'S BOARD (OLCB).
- TREES SHALL, WHERE APPLICABLE, BE PLANTED A MINIMUM OF 3' O.C. FROM BACK OF SIDEWALK OR OTHER HARDSCAPING. FIELD ADJUST IF NECESSARY TO AVOID CONFLICTS WITH LIGHTS, WATER METERS, HYDRANTS, AND OTHER UTILITIES.
- HATCHED AREAS ARE MEANT TO CONVEY GENERAL PLANT LOCATION. PLANT COVERAGE, SPACING, AND LAYOUT SHALL BE CONSISTENT WITH THE SPACING LISTED IN THE PLANT LEGEND FOR FULL COVERAGE. FIELD ADJUST PLANTING AS REQUIRED TO AVOID CONFLICTS WITH UTILITIES, LIGHTS, VAULTS, EXISTING VEGETATION, ETC.
- LAWN WITHIN DISTURBED AREAS, WHETHER EXPLICITLY SHOWN ON THE PLANS OR NOT, SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION.
- IRRIGATION: LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING A PERMANENT, UNDERGROUND 'DESIGN-BUILD' AUTOMATIC IRRIGATION SYSTEM TO WATER ALL TREES AND PLANTING BEDS. COORDINATE POINT OF CONNECTION, DOUBLE CHECK VALVE ASSEMBLY OF A TYPE APPROVED BY LOCAL AND STATE JURISDICTIONS, AND SLEEVING LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION OF HARD SURFACING (SIDEWALKS, DRIVEWAYS, ETC.).
- SOIL PREPARATION: GROWING MEDIUM IN ALL NEW PLANTING BEDS SHALL BE SUFFICIENT DEPTH FOR HEALTHY PLANT ESTABLISHMENT AND GROWTH. EXISTING, NON-COMPACTED, NATIVE SOIL MAY COUNT TOWARDS THIS REQUIREMENT. REUSE SURFACE SOIL STOCKPILED ON THE SITE AND/OR IMPORT NEW TOPSOIL TO MAKE UP REQUIRED AMOUNTS FOR INSTALLATION.
- MULCH: APPLY 3" DEEP WELL-AGED MEDIUM GRIND OR SHREDDED DARK HEMLOCK BARK MULCH UNDER AND AROUND ALL TREES, SHRUBS, AND GROUNDCOVER NOT IN STORMWATER FACILITY. DO NOT COVER FOLIAGE OR ROOT CROWNS OF PLANTS WITH BARK MULCH. TREES AND OTHER PLANTS SHALL BE SET TO ACCOMMODATE MULCH APPLICATION WITHOUT BURYING ROOT CROWNS.
- MAINTENANCE: ALL LANDSCAPE AREAS SHALL BE MAINTAINED FOR THE DURATION OF THE PLANTING TO ENCOURAGE HEALTH OF PLANT MATERIAL AS WELL AS PUBLIC HEALTH AND SAFETY. ALL TREES AND SHRUBS SHALL BE PRUNED TO MAINTAIN HEALTH AND STRUCTURE OF THE PLANT MATERIAL FOR PUBLIC SAFETY PURPOSES.

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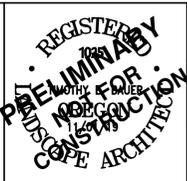
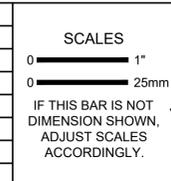
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 NEWBERG, OREGON

**BELL WEST PUMP STATION
 AND PIPELINE**

Kennedy Jenks

LANDSCAPE PLAN

SCALE
1" = 10'

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